

Planning \$ <u>5</u> —	Drainage \$
TCP \$	School Impact \$

BLDG PERMIT NO. <u>71962</u>
FILE #

32631-1450

PLANNING CLEARANCE

(site plan review, multi-family development, non-residential development)
Grand Junction Community Development Department

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS 136 NORTH 7TH ST
 SUBDIVISION City of GJ
 FILING _____ BLK 100 LOT 10-10

TAX SCHEDULE NO. 2945-144-17-014
 SQ. FT. OF PROPOSED BLDG(S)/ADDITION n/a
 SQ. FT. OF EXISTING BLDG(S) 4,470 sq ft

OWNER REIMER DEVELOPMENT L.L.C.
 ADDRESS 2009 S. BROADWAY
 TELEPHONE (970) 245-4343

NO. OF DWELLING UNITS: BEFORE 1 AFTER 1
 CONSTRUCTION
 NO. OF BLDGS ON PARCEL: BEFORE 1 AFTER 1
 CONSTRUCTION
 USE OF ALL EXISTING BLDGS OFFICE

APPLICANT RUTH'S CONSTRUCTION L.L.P.
 ADDRESS 3069 SUNBEAM CT. G.I. 81504
 TELEPHONE (970) 523-1805

DESCRIPTION OF WORK & INTENDED USE: INTERIOR
OFFICE SPACE REMODEL
Prudential Ins - occ rating

✓ Submittal requirements are outlined in the SSID (Submittal Standards for Improvements and Development) document.
 for entire building is 29 Emp -

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ONE B-3

SETBACKS: FRONT: _____ from Property Line (PL) or _____ from center of ROW, whichever is greater
 SIDE: _____ from PL REAR: _____ from PL
 MAXIMUM HEIGHT _____
 MAXIMUM COVERAGE OF LOT BY STRUCTURES _____

LANDSCAPING/SCREENING REQUIRED: YES _____ NO _____
 PARKING REQUIREMENT: _____
 SPECIAL CONDITIONS interior remodel
only NCIU
 CENSUS TRACT 3 TRAFFIC ZONE 35 ANNEX _____

Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department Director. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued by the Building Department (Section 307, Uniform Building Code). Required improvements in the public right-of-way must be guaranteed prior to issuance of a Planning Clearance. All other required site improvements must be completed or guaranteed prior to issuance of a Certificate of Occupancy. Any landscaping required by this permit shall be maintained in an acceptable and healthy condition. The replacement of any vegetation materials that die or are in an unhealthy condition is required by the Grand Junction Zoning and Development Code.

Four (4) sets of final construction drawings must be submitted and stamped by City Engineering prior to issuing the Planning Clearance. One stamped set must be available on the job site at all times.

I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations, or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant's Signature _____
 Department Approval X. Valdes per (RB)

Date 9/14/99
 Date 9-14-99

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>NO CHG IN USE IF OVER 20 EMP</u>
Utility Accounting	<u>Marshall Cole</u>		Date <u>9/14/99</u> <u>Contact City</u>

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning and Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)